

79

# ENDOWOOD ROAD



BLENHEIM









LOUNGE AND DINING ROOM

Occupying a sizeable plot in a highly sought-after location, 79 Endowood Road is a three bedroomed semi-detached home in need of modernisation, with the potential to be a superb family home. The property benefits from being just a short distance away from local amenities and is just a short drive to the Peak District.

On the ground floor is a lounge with a bow window, a dining room with double doors opening to the conservatory and a large kitchen. The first floor contains two double bedrooms, a single bedroom, a WC and a bathroom. There is also the potential for converting the loft to extend the living spaces, with planning permission.

Externally, there is a large split-level drive with parking for two vehicles, a single garage and to the front, is a pleasant garden with mature plants. To the rear, is an exceptional garden that backs onto Ecclesall Woods.

79 Endowood Road is located in Millhouses, where there is good access to local amenities including shops, supermarkets, cafes, public houses and restaurants. The property is within walking distance of Millhouses Park and Ecclesall Woods, which both provide great walking trails. There is good local schooling within the area. Additionally, the property is conveniently positioned for access to Sheffield city centre, and the Dore & Totley train station provides rail links to Manchester, Leeds, York and Nottingham. The Peak District National Park is a short drive away for visiting local villages and a host of countryside walking trails within Derbyshire.

**The property briefly comprises, on the ground floor:** Entrance vestibule, entrance hallway, under-stairs storage cupboard, WC, lounge, dining room, conservatory and kitchen.

**On the first floor:** Landing, bedroom 3, bedroom 2, bedroom 1, WC and bathroom.

**Outbuildings:** Garage and garden store.





DINING ROOM AND LOUNGE

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*A pleasant three bedroomed home in need of modernisation.*



# GROUND AND FIRST FLOOR

*A timber double door with glazed panels, matching side panels and a panel above opens to the:*

## Entrance Vestibule

With timber seating panels. A heavy timber door with a glazed obscured panel, matching side panels and a panel above opens to the:

## Entrance Hallway

Having a coved ceiling, a pendant light point and a central heating radiator. Timber doors open to the under-stairs storage cupboard, WC, dining room and kitchen.

## Under-Stairs Storage Cupboard

A useful area for storage.

## WC

Having a side facing UPVC timber effect double glazed obscured window, pendant light point and partially tiled walls. There is a suite with a low-level WC and a wall-mounted wash hand basin with a chrome tap.

## Lounge

10'4 x 12'1 (3.69m x 3.14m)

A sizeable lounge with a front facing UPVC timber effect double glazed bow window, coved ceiling, pendant light points, central heating radiators, satellite point and deep skirtings. The focal point of the room is the electric fire with a timber surround and stone hearth. A large opening gives access to the dining room.

## Dining Room

11'11 x 11'3 (3.63m x 3.44m)

Having a pendant light point, central heating radiators, a telephone point and deep skirtings. There is fitted storage that includes shelving. The focal point of the room is the gas fire. Timber double doors with double glazed panels open to the:

## Conservatory

7'3 x 7'1 (2.20m x 2.17m)

Offering an additional space with rear and side facing double glazed panels. A sliding door opens to the rear of the property.

## Kitchen

22'0 x 6'7 (6.70m x 2.00m)

Being well-appointed and having side and rear facing UPVC timber effect double glazed windows, strip lighting and a central heating radiator. There are a range of fitted base/ wall and drawer units incorporating a tiled work surface, matching splash back and an inset 2.0 bowl sink with a chrome mixer tap. Appliances include a four-ring gas hob, extractor fan and an AEG oven. A cupboard houses the boiler. A UPVC timber effect door with a double glazed obscured panel opens to the right side of the property.

From the entrance hallway, a staircase with a timber handrail and balustrading rises to the first floor.

## First Floor

## Landing

Having a side facing UPVC timber effect double glazed window, coved ceiling and a pendant light point. Access can be gained to loft storage. Timber doors open to bedroom 3, bedroom 2, bedroom 1, bathroom and WC.

## Bedroom 3

7'1 x 6'7 (2.15m x 2.00m)

Having a front facing UPVC timber effect double glazed window, pendant light point and a central heating radiator.



KITCHEN



KITCHEN





BEDROOM 2



BEDROOM 3



BEDROOM 1



FAMILY BATHROOM





PLOT



# FIRST CONTINUED & EXTERIOR

## Bedroom 2

11'6 x 10'4 (3.50m x 3.14m)

A double bedroom with a front facing UPVC timber effect double glazed bow window, pendant light point and a central heating radiator. Fitted furniture includes long hanging, short hanging and shelving.

## Bedroom 1

11'11 x 11'3 (3.62m x 3.44m)

Another double bedroom having a rear facing UPVC timber effect double glazed window, pendant light point and a central heating radiator. Fitted furniture includes long hanging, short hanging and shelving. There is an inset unit with a vanity mirror and lighting.

## WC

Having a side facing UPVC timber effect double glazed window, a flush light point and a low-level WC.

## Bathroom

Having a rear facing UPVC timber effect double glazed obscured window, a flush light point and a central heating radiator. There is a panelled bath with a chrome mixer tap and an additional hand shower facility and to one corner is a separate shower enclosure with a fitted shower and a glazed screen/door. There is a wash hand basin with a chrome mixer tap and storage beneath, together with fitted furniture, including shelving.

## Exterior and Gardens

To the front of the property, is a large split-level drive with parking for two vehicles. There is a mature planted garden with hedging and ornate timber fencing. An up-and-over door opens to the garage.

A wrought iron gate opens to the right hand side of the property.

To the right hand side of the property, there is a large patio, mature plants and a mature tree. At the end of the driveway, a timber door opens to the detached garden store and a wrought iron gate opens to the rear garden. Access can be gained to the dining kitchen.

To the rear of the property, there is a stone-flagged patio and access can be gained to the conservatory. Beyond the patio is a split-level garden with a stone-flagged seating terrace and an array of mature plants and trees. The garden rises and eventually backs onto Ecclesall Woods. The garden is enclosed by mature hedging and timber fencing.



EXTERIOR AND GARDENS



# GROUND FLOOR

Total Approximate Floor Area:  
1284 SQ.FT. (119.3 SQ.M.)  
Ground Floor: 579 SQ.FT. (53.8 SQ.M.)



# FIRST FLOOR & OUTBUILDINGS

First Floor: 436 SQ.FT. (40.5 SQ.M.)  
Outbuildings: 269 SQ.FT. (25.0 SQ.M.)





|                     |                  |
|---------------------|------------------|
| BEDROOMS<br>3       | BATHROOMS<br>1   |
| LIVING ROOMS<br>3   | SQFT<br>1,284    |
| TENURE<br>Leasehold | COUNCIL TAX<br>D |

Additional Details

Tenure Details

There are approximately 300 years remaining on the lease and the ground rent is £5.50 per year.

Services

Mains gas, mains electric, mains water and mains drainage. The mobile signal quality is good.

Covenants/Easements or  
Wayleaves and Flood Risk

There are no covenants, easements or wayleaves and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

| SCORE | ENERGY RATING | CURRENT | POTENTIAL |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81–91 | B             |         |           |
| 69–80 | C             |         | 75        |
| 55–68 | D             |         |           |
| 39–54 | E             | 51      |           |
| 21–38 | F             |         |           |
| 01–20 | G             |         |           |



# 79 ENDOWOOD ROAD

Sheffield,  
South Yorkshire, S7 2LY

Offers in the Region of  
£475,000

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